

LEASE AGREEMENT
BETWEEN
SPRING STREET ASSOCIATES LIMITED PARTNERSHIP
AND
MONTGOMERY COUNTY, MARYLAND

DATED 6/9/95

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LEASE AGREEMENT

THIS AGREEMENT, entered into this 9 day of June, 1994⁵, by and between, SPRING STREET ASSOCIATES LIMITED PARTNERSHIP, (hereinafter referred to as "Lessor") and MONTGOMERY COUNTY, MARYLAND, (hereinafter referred to as "Lessee").

WITNESSETH:

In consideration of the rent hereinafter reserved, and the covenants hereinafter contained, the parties hereto mutually agree as follows:

1. PREMISES: Lessor does hereby lease and demise unto Lessee and Lessee hereby leases from Lessor the premises described as Suite 100 comprising 700 square feet on the first floor and Suite 300 comprising 3,666 square feet of space on the third floor for a rentable total of 4,366 square feet in the building located at 1109 Spring Street, Silver Spring, Maryland, as outlined in red on "Exhibit A" and "Exhibit B" attached hereto and made a part hereof. Said space is hereinafter referred to as the "Leased Premises".
2. TERM: The term of this Lease shall be five (5) years, to commence on or about June 1, 1995 or on such other earlier or later date as the Lessor completes the Lessee's improvements as set forth in the plans and specifications, to be attached hereto as Exhibit C and to be made a part hereof, obtains all necessary permits, including a Use and Occupancy Permit from the appropriate authorities, and delivers possession of the Leased Premises to Lessee ready for occupancy and in fully operable condition. Lessor and Lessee agree that the parties will execute a letter setting forth the specific term and rent commencement dates. After the end of the second lease year, Lessee shall have the right to terminate this Lease and all obligations thereunder, on the last day of any month, by providing to Lessor one hundred twenty (120) days' notice of Lessee's intention to terminate.
3. RENT: Lessee shall pay or cause to be paid to Lessor the annual amount of FIFTY NINE THOUSAND EIGHT HUNDRED FOURTEEN AND 20/100 (\$59,814.20) DOLLARS, payable in equal monthly installments of FOUR THOUSAND NINE HUNDRED EIGHTY FOUR AND 51/100 (\$4,984.51) DOLLARS. All payments are to be made in advance on the first day of each month during each lease year, and shall be payable to Spring Street Associates, 1109 Spring Street, Suites 100 and 300, Silver Spring, Maryland 20910. In the event that the Lease is terminated prior to the end of any full lease year, the annual rent shall be prorated accordingly.

4. RENT ADJUSTMENT: It is agreed between the parties that the base rent payable by the Tenant as set forth in Paragraph 3 hereinabove shall be adjusted at the beginning of the second (2nd) lease year, and each year thereafter, based on an increase of three and one half percent (3.5) of the previous year's base rent.

5. CONSUMER PRICE INDEX: It is agreed between the parties that the annual rent payable by the Lessee shall be adjusted for the second lease year, and every lease year thereafter, as determined by the application of the following formula:

- A. To the annual rent payable by Lessee during the previous lease year shall be added that sum representing one hundred (100%) of the resulting amount, after (1) multiplying said annual rent payable during the previous lease year by a fraction, the numerator of which shall be the index now known as the "U.S. Department of Labor, Bureau of Labor Statistics, Revised CPI-U. All Items, U.S. City Average, (1967=100)", for the last month of the previous lease year and denominator of which shall be said index for the month prior to the first month of the previous lease year and (2) subtracting from such product the annual rent payable during the previous lease year.
- B. The resulting annual rent shall be at least three percent (3%) but in no event be more than four percent (4%) of the annual rent payable during the previous lease year.
- C. In the event the said index is discontinued, ceases to incorporate a significant number of the items now incorporated therein, or if a substantial change is made in such index, the parties hereto shall attempt to agree on an alternative formula in accordance with such statistics as may be recommended by a department or agency of the United States Government for such purpose, or, absent such a recommendation, in such manner as may be reasonably determined by agreement of Lessor and Lessee.

6. INTERIOR RENOVATION AND CONSTRUCTION:

The Lessor, at Lessor's cost and expense, and within sixty (60) days following the execution of this Lease Agreement, pursuant to Tenant's final plans and specifications, and prior to the term commencement date, shall substantially complete the work listed on Exhibit C attached hereto and made a part hereof.

7. USE: Lessee covenants and agrees that said premises shall be used and occupied by the Montgomery County Government as general government offices, and for no other purposes. Lessee shall have the right to occupy and use the premises 24 hours a day, seven days a week.

8. PROPERTY DAMAGE AND LIABILITY INSURANCE:

- A. Lessee shall obtain and maintain, during the full term of this Agreement and any extension thereof, a policy of public liability insurance with bodily injury limits of FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS for injury (or death) to one person, FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS per occurrence, and property damage insurance with a limit of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS, or such less or amount as may be provided in Sec. 5-403 ET, SEQ., courts and judicial proceeding article of the Annotated Code of Maryland, or any successor provision.
- B. Lessee agrees that it will not keep in or upon the Leased Premises any article which may be prohibited by the standard form of fire or hazard insurance policy. In the event Lessee's occupancy causes any increase in the insurance premiums for the Leased Premises or any part thereof, Lessor shall pay the additional premiums as they become due.
- C. Lessee will indemnify Lessor and save it harmless from and against any and all claims, action, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence upon or at the Leased Premises, or the occupancy or use by Lessee of the Leased Premises or any part thereof, or the Lessee's use of the exterior areas provided by Lessor for the comfort and convenience of Lessee, occasioned wholly or in part by any act or omission of Lessee, its agents, contractors, or employees, excepting claims arising out of the acts or omissions of the Lessor, the Lessor's agents, and employees. Lessee shall indemnify Lessor against any penalty, damage or charge incurred or imposed by reason of Lessee's violation of any law or ordinance. In case Lessor shall, without fault on its part, be made a party to any litigation commenced by or against Lessee, then Lessee shall protect and hold Lessor harmless.

- D. Lessee further agrees that all personal property in the Leased Premises shall be and remain at Lessee's sole risk, and Lessor shall not be liable for any damage to or loss of such personal property excepting damage arising out of the acts or omissions of the Lessor, Lessor's agents, and employees.
- E. Lessee shall deliver to Lessor a certificate of insurance evidencing the coverage hereinabove described within thirty (30) days from execution of this Agreement. Lessee reserves the right to self insure. Lessee and Lessor hereby waive any right of subrogation against the other to the extent that the liability arises from a cause covered by insurance and only to the extent of the insurance proceeds recovered, and provided that the parties' insurance policies permit such a waiver.

9. ACCESS: Lessee will allow Lessor or Lessor's agents to have access to the premises upon reasonable notice to Lessee and at all reasonable times for the purpose of inspection or in the event of fire or other property damage, or for the purpose of performing any maintenance and repairs Lessor may consider necessary or desirable; provided, however, Lessor shall not interfere with Lessee's use of the premises.

10. SERVICES: Lessor, at Lessor's sole expense, shall provide all utilities, maintenance and repairs, trash removal and pest control within the Leased Premises. Lessor, at Lessor's sole expense, shall provide janitorial services within the Leased Premises, Monday through Friday.

- A. Janitorial Services: In the event Lessor fails to provide satisfactory janitorial services in the Leased Premises, after due notice of seventy-two hours is given, Lessee shall have the right but not the obligation to assume responsibility for said services and be reimbursed the reasonable cost thereof by Lessor.
- B. Maintenance and Repairs - Emergencies: In the event Lessor fails to respond in a reasonable period of time to correct emergency maintenance and repair problems in the Leased Premises after due notice is given, Lessee shall have the right but not the obligation to correct these problems and be reimbursed the reasonable cost thereof by Lessor

- C. Maintenance and Repairs - Routine: In the event Lessor fails to correct routine maintenance and repair problems in the Leased Premises within 10 calendar days after notification of same by Lessee, Lessee shall have the right but not the obligation to correct these problems and be reimbursed the reasonable cost thereof by Lessor.
- D. Lessee shall have the right to set off the cost of reimbursement herein from the next monthly rent due.

11. HVAC SYSTEM: Lessor agrees to provide heating, ventilation, air conditioning during those seasons of the year when such services are required from 8:00 AM until 6:00 PM, Monday through Friday, and from 9:00 AM to 1:00 PM on Saturday, exclusive of legal County holidays, in amounts and quantities sufficient to maintain in a balanced, comfortable manner all space occupied by the Lessee. Lessor will provide heating and air conditioning after the above stated hours, or on Sunday, provided that Lessee notifies Lessor in advance of such requirement for additional heating or air conditioning. Lessee shall pay an hourly charge for such additional HVAC services to reflect actual cost of utilities and other reasonable costs of operating the HVAC equipment within thirty (30) days after receipt of invoice from Lessor. Lessee shall pay its equal share of the charge based on the number of users in the building during each period. Lessor shall provide Lessee with written documentation of number of users and hours used by each. The air conditioning shall be so balanced as to provide a temperature range between 74 and 78 degrees. The heating shall be so balanced as to provide a temperature range between 68 and 72 degrees. Lessor shall, during emergencies, change these temperature guidelines in accordance with Federal, State and local requirements.

12. ALTERATIONS: Lessee will not make any alterations, additions, or improvements of any kind to the Leased Premises without the Lessor's written consent, which consent shall not be unreasonably withheld. All alterations, additions, or improvements made by either of the parties hereto upon the premises shall become the property of the Lessor and shall remain upon and be surrendered with the premises upon the termination of this lease. Lessee shall, with Lessor's written consent, have the right to install any furniture or office machinery necessary in the conduct of its business within the Leased Premises, and the same shall remain the property of the Lessee, and may be removed by Lessee upon the termination of this Lease.

13. NOTICE OF DEFECTS: Lessee shall provide Lessor with prompt notice of accidents on or damages to the structure, equipment, or fixtures of the Leased Premises, or defects in the roof, plumbing, electric and heating systems, to be remedied by Lessor

14. ASSIGNMENT AND SUBLEASING: Lessee shall not have the right to transfer possession or occupancy of the Leased Premises, nor sublet or assign this lease to any person or persons without the written consent of the Lessor. Lessor's consent shall not be unreasonably or unduly withheld. The consent by Lessor to any such assignment or subleasing shall not be construed as a waiver or release of Lessee from the terms of any covenant or obligation under this Lease, nor shall the collection or acceptance of rent from any such assignee or sublessee constitute a waiver or release of Lessee from any covenant or obligation contained in this Lease, unless so provided in such assessment of sub lease nor shall any such assignment or subleasing be construed to relieve Lessee from obtaining the consent in writing of Lessor to any further assignment or subleasing.

15. LESSEE'S COVENANTS: Lessee covenants and agrees:

- A. To pay to Lessor the rent herein stated during the term hereof and until possession of the Leased Premises is redelivered to Lessor.
- B. Not to strip or overload, damage or deface the Leased Premises or hallways, stairways, elevators or other approaches thereto.
- C. Not to suffer or permit any trade or occupation to be carried on or use made of the premises which shall be unlawful, noisy, offensive or injurious to any person or property, or such as to increase the danger of fire or make void or voidable any insurance on said Building.
- D. Not to move any furniture or equipment into or out of the premises without Lessor's consent thereto, which consent shall not be unreasonably withheld.
- E. Not to place upon the interior or exterior of the Building or any window or other part thereof or door of the Leased Premises any placard, sign, covering or drapes, except such and in such place as shall have been first approved by Lessor, which approval shall not be unreasonably withheld.

- F. To conform to all rules and regulations from time to time established by appropriate insurance rating organizations, and to all reasonable rules and regulations from time to time established by Lessor.

16. DESTRUCTION OF PREMISES:

- A. In the event of damage to or destruction of the leased premises or any part thereof by fire, storm, flood or other casualty which does not require Lessee to suspend entirely its business, Lessor shall, as soon as practicable after said damage or destruction, repair and restore the premises to the condition they were in immediately prior to said damage or destruction, and in this event, the annual rent shall be abated proportionately as to the portion of the leased premises rendered untenable, during the period in which the leased premises remain untenable. Should such damage or destruction of said premises or any substantial part thereof render the leased premises wholly untenable, Lessor will promptly begin and diligently pursue the repairing, restoration and rebuilding of the leased premises as nearly as possible to the condition they were in immediately prior to such damage or destruction or with such changes or alterations as Lessor and Lessee may determine; or Lessor and Lessee, at either's election, may terminate this Lease and the tenancy hereby created by giving the other within thirty (30) days following the date of such occurrence, written notice of the election to terminate, and in the event of such termination, rent shall be adjusted as of the date of the casualty.
- B. In the event of damage to or destruction of fifty percent (50%) or more of the building of which the leased premises are a part, Lessor may elect not to restore the said building and this Lease shall automatically terminate 30 days following the date of such occurrence and written notice having been sent to Lessee by Lessor of the election to terminate; and the parties shall be discharged from all responsibilities thereafter arising under this Lease, and the rent shall be adjusted as set forth in Paragraph 16(A).

17. DELIVERY OF THE PREMISES: Lessee covenants at the expiration or other termination of this lease, to remove all goods and effects from the Leased Premises not the property of Lessor, and to yield to Lessor the Leased Premises and all keys, locks and other fixtures connected therewith (except trade fixtures and other fixtures belonging to Lessee), in good repair, order and condition in all respects, reasonable wear and use thereof and damage

by fire or other casualty and damage from any risk for which Lessee is not herein expressly made liable excepted.

18. DEFAULT:

- A. By Lessee: In the event that rent, or any installment thereof, shall remain unpaid after it becomes due and payable, within ten (10) days after written notice to the Lessee for same, or if Lessee or Lessee's assigns shall fail or neglect to keep and perform each and every one of the terms of this lease, and such failure or neglect continues for more than thirty (30) days (or such period as may reasonably be required to correct the default with exercise of due diligence), after written notice to Lessee from the Lessor specifying the default, then at the option of the Lessor, the Lessor and his assigns may proceed to recover possession under the laws of the State of Maryland.
- B. By Lessor: In the event that the Lessor or his assigns shall fail or neglect to keep and perform each and every one of the covenants, conditions, and agreements contained herein, and such failure or neglect is not remedied within thirty (30) days (or such period as may reasonably be required to correct the default with exercise of due diligence) after written notice from the Lessee or his assigns specifying the default, then the Lessee or his assigns, at Lessee's option, may pursue any and all legal remedies available to Lessee.
- C. No default as hereinbefore provided shall be deemed complete unless at the time Lessor or Lessee seeks to take any action based upon such alleged default the same shall remain uncured.

19. HOLDOVER: In the event Lessee continues to occupy the Leased Premises or any part thereof after the conclusion of the term of this Lease, Lessee's tenancy shall be deemed to be upon a month-to-month basis. The tenancy thus created shall be subject to all applicable terms and conditions of this lease, including any rental increases pursuant to the provisions of Paragraph 4 hereof, and may be terminated by either party providing the other not less than sixty (60) days' written notice, to expire on the day of the month from which the tenancy commenced.

20. QUIET POSSESSION: Contingent on the performance of all covenants, conditions and agreements herein contained to be performed on Lessee's part, Lessee shall at all times during the term of this lease have the peaceable and quiet enjoyment and possession of the Leased Premises for the purposes herein cited.

21. STATUTORY PROVISIONS: It is understood, agreed and covenanted by and between the parties hereto that the Lessor and Lessee, as their interests may appear and at their respective expense, will promptly comply with, observe and perform all of the requirements of all the statutes, ordinances, rules, orders and regulations now in effect or hereinafter promulgated whether required by the Federal government, the State of Maryland, the Montgomery County government, or the Montgomery County Fire Marshal's Office, and whether required of the Lessor or the Lessee.

22. WAIVER: The waiver at any time by the Lessor or Lessee of any particular covenant or condition of this lease shall extend to the particular case only, and for the particular time and in the particular manner specified, and such waiver shall not be constructed or understood as waiving any further or other rights of any character whatsoever.

23. NON-DISCRIMINATION: Landlord agrees to comply with the non-discrimination in employment policies in County contracts as required by Section 11B-3 and Section 27-19 of the Montgomery County Code 1994, as amended, as well as all other applicable state and federal laws and regulations regarding employment discrimination. The Landlord assures the County that in accordance with applicable law, it does not, and agrees that it will not discriminate in any manner on the basis of age, color, creed, national origin, race, religious belief, sexual preference or handicap.

24. NON-APPROPRIATION: This lease shall terminate automatically on July 1 of any year for which Montgomery County, for whatever reason does not appropriate funds to pay the rent herein stated. Lessee shall give Lessor at least thirty (30) days written notice of the lack of appropriation. The Lessee shall not make or be entitled to any claim for reimbursement of any kind, whether for improvements or prepaid items.

25. CONTRACT SOLICITATION: Lessor represents that it has not retained anyone to solicit or secure this lease from Montgomery County, Maryland, upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except for bona fide employees or bona fide established, licensed commercial selling or leasing agencies maintained by the Lessor for the purpose of securing business or an attorney rendering professional legal service consistent with applicable canons of ethics.

26. PUBLIC EMPLOYMENT: Landlord understands that unless authorized under Section 11B-52 and Chapter 19A of the Montgomery County Code 1994, it is unlawful for any person transacting business with Montgomery County, Maryland, to employ a public employee for employment contemporaneous with his or her public employment.

27. CONDEMNATION: In the event that the premises, or any part thereof, or more than twenty-five percent (25%) of the building of which the Leased Premises are a part is taken or condemned for public use or purpose by any competent authority, Lessee shall have no claim against the Lessor and shall not have any claim or right to any portion of the amount that may be awarded as damages or paid as a result of any such condemnation; and all rights of the Lessee to damages therefore, if any, are hereby assigned by the Lessee to the Lessor. The foregoing notwithstanding, Lessee shall be entitled to claim, prove and receive in the condemnation proceedings such awards as may be allowed for relocation expenses and for fixtures and other equipment installed by Lessee which shall not, under the terms of this Lease, be or become the property of Lessor at the termination hereof, but only if such an award is made by condemning authorities in addition to and stated separately from the award made for the land and the building or parts thereof so taken. Upon such condemnation or taking, the term of this lease shall cease and terminate from the date of such governmental taking or condemnation and the Lessee shall have no claim against the Lessor for the value of any unexpired term of this lease.

28. ENTIRE AGREEMENT: It is further understood and agreed that this instrument contains the entire agreement between the parties hereto and shall not be modified in any manner except by an instrument in writing duly executed by the parties hereto.

29. CONSTRUCTION AND REMODELING: In the event Lessee requires any additional construction or remodeling during the term hereof, Lessee shall provide Lessor with plans and specifications of said work. Upon receipt of Lessor's written approval of the Lessee's plans and specifications, Lessee may proceed to perform the work at Lessee's expense, or at Lessee's option, Lessee may require Lessor to perform said work at Lessee's expense and at negotiated prices. Lessee shall pay for any work performed by Lessor on Lessee's behalf within thirty (30) days from the submission of an invoice by Lessor for work satisfactorily completed, as additional rent hereunder.

30. SUBORDINATION: Lessor shall have the absolute right to encumber the premises set forth in this lease and the lease, at the option of Lessor, shall be subordinate to such encumbrance or encumbrances. Lessee agrees to sign all papers for subordination when requested, provided such subordination shall be upon the express condition that the lease

shall be recognized by the holder of the encumbrance and the rights of Lessee shall remain in full force and effect during the initial lease term or any extension thereof. In the event of a sale or transfer of the title to the aforesaid land and premises, any transferee shall be entitled to have this lease subordinated to the lien and effect of any first deed of trust or mortgage to secure purchase money. Lessee agrees to execute any subordination documents required by Purchaser, subject only to the reservations recited in this paragraph.

31. BENEFIT AND BURDEN: The provisions of this lease shall be binding upon, and shall inure to the benefit of the parties hereto and each of their respective representatives, successors and assigns.

32. TERMINATION FEE: This Lease shall not be terminated during the Lease Term except as outlined in Paragraph 2 (Term) and Paragraph 24 (Non-Appropriation) of the Lease. If the Lease is terminated as a result of Paragraph 2 but not Paragraph 24, or the provisions of Paragraph 2 referring Paragraph 24. Lessee shall reimburse Lessor the unamortized cost of Lessee's improvements which Lessor has provided pursuant to Exhibits A and B (a total of \$72,060.00) or \$1,261.00 a month for the months remaining in the lease term.

33. MAIL NOTICES: All notices required or desired to be given hereunder by either party to the other shall be given by certified or registered mail, postage prepaid, addressed to Lessor or Lessee, respectively. Notices to the respective parties shall be addressed as follows:

LESSOR:

Spring Street Associates
1109 Spring Street, Suite 602
Silver Spring, Maryland 20910

LESSEE:


Montgomery County Government
Dept. of Facilities & Services
110 N Washington Street, Room 318
Rockville, Maryland 20850

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be properly executed.

WITNESS:

Wesley K. Mott

LESSOR:
SPRING STREET ASSOCIATES,
a Limited Partnership

By 

Title MANAGING AGENT

Date: 5/30/95

WITNESS:

By: Shanda Calvert

LESSEE:
MONTGOMERY COUNTY,
MARYLAND

signed other copies on R. Band

By: /s/
Gordon Aoyagi, Senior Assistant
Chief Administrative Officer

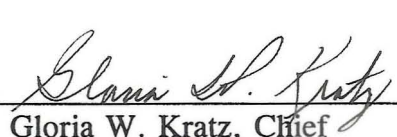
Date: 6/9/95

APPROVED AS TO FORM & LEGALITY
OFFICE OF THE COUNTY ATTORNEY

By: 

Date: 5-12-95

Recommended by:


Gloria W. Kratz, Chief
Real Estate Management

Date: 5/30/95

EXHIBIT A

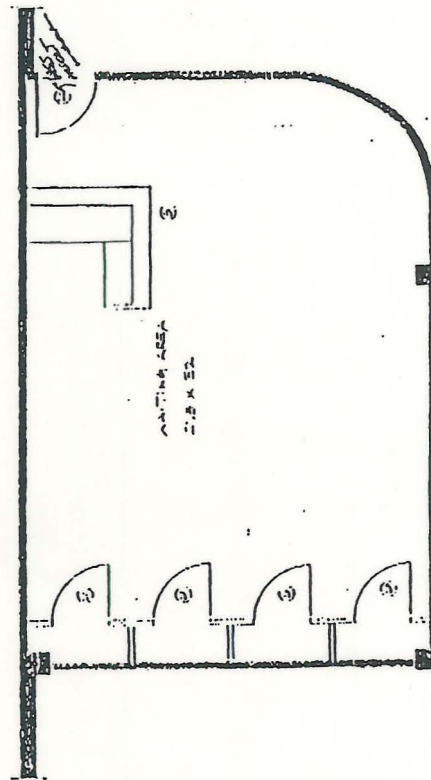
FROM: AMR COMMERCIAL

TO:

301 217 6003

MAR 8, 1995 2:13PM #182 P.02

○ FIRST FLOOR - PARTIAL



*2nd floor Det
- 2nd floor Det
- 2nd floor Det
- 2nd floor Det*

FROM: AMR COMMERCIAL

TO:

301 217 6003

MAR 8, 1995 2:13AM #182 P.03

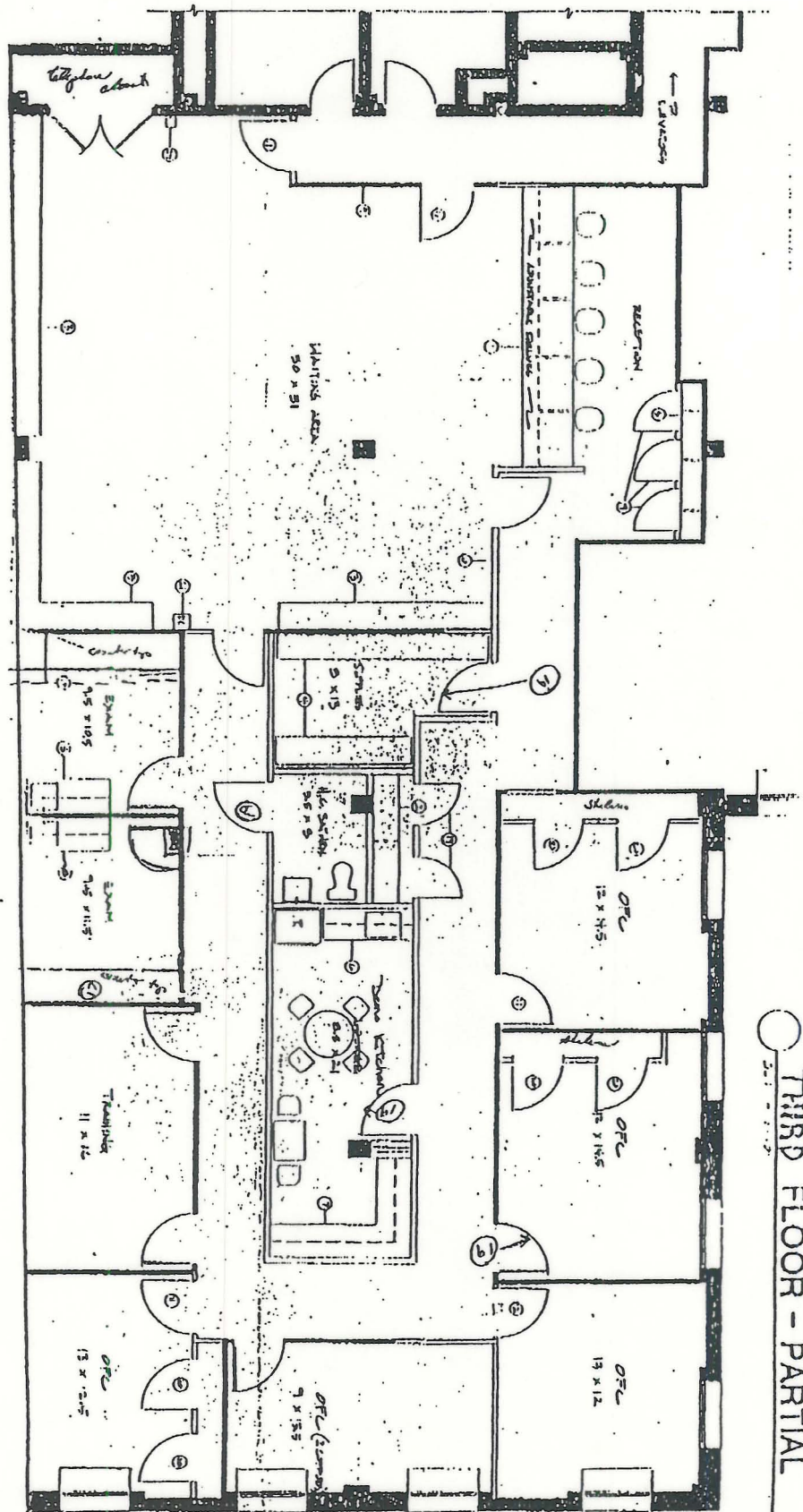


EXHIBIT B

PROJECT: WOMEN, INFANTS AND CHILDRENS PROGRAM
LOCATION: 1109 SPRING STREET
FLOOR: 3RD FLOOR

DATE: JANUARY 11, 1995
REVISED: FEBRUARY 10, 1995*

those

GENERAL NOTES ON TENANT REQUESTED UPGRADES AND BUILDING STANDARD FINISHES
(REFER TO NUMBERS ON THE PLAN.)

1. PROVIDE 38"H x 3'DEEP PLASTIC LAMINATE COUNTER WITH KNEE HOLE SPACE FOR 5 AND STORAGE SHELVES ~~IN BETWEEN EACH KNEE HOLE AS SHOWN.~~
2. PROVIDE 4 FIXED WOOD SHELVES AS SHOWN.
3. PROVIDE 20" DEEP x 18" HIGH CARPETED BENCH SEATING WITH CARPET ON THE WALL BEHIND EACH BENCH. CARPET WALL UP TO 48" HIGH. (3 LOCATIONS)
4. TENANTS' OWN SHELVEING.
5. PROVIDE COAT ROD AND SHELVEING.
6. PROVIDE WALL AND BASE CABINETS WITH SINK. TENANT TO PROVIDE REFRIGERATOR.
7. PROVIDE WALL AND BASE CABINETS.
8. PROVIDE A PLASTIC LAMINATE DESK COUNTER WITH A 42" HIGH TRANSACTION SURFACE.
9. EXISTING WALLS ARE SHOWN BY A SOLID LINE.
10. NEW CEILING HIGH WALLS ARE SHOWN BY DOUBLE PARALLEL LINES.
11. RELOCATE EXISTING DOORS.
12. PROVIDE NEW OR RELOCATE EXISTING DOORS AS NECESSARY.
13. SEE "AS BUILT" FLOOR PLAN FOR COMPARISON OF WALLS TO BE REMOVED.
14. ALL ROOM SIZES ARE APPROXIMATE.
15. ALL FURNITURE NOT OTHERWISE NOTED IS REPRESENTATIVE ONLY.
16. OTHER FINISH MATERIALS ARE BUILDING STANDARD LOOP CARPET AND PAINT.
17. PROVIDE A WALL AND BASE CABINET WITH COUNTER AND SINK. SINK LEVERS TO BE HANDICAP ACCESSIBLE. ~~PROVIDE TONGUE DISP.~~
18. PROVIDE A 2' x 5' PLASTIC LAMINATE COUNTER WITH ONE OPEN SHELF BELOW THAT IS FULL DEPTH. ALL EXPOSED SURFACES TO BE PLASTIC LAMINATE OR MILLAMINE MATERIAL.
- *19. PROVIDE 30" WIDE HOLLOW CORE DOORS WITH LOCKS WHERE SHOWN.
- *20. PROVIDE 36" WIDE HOLLOW CORE DOORS WITH LOCKS WHERE SHOWN.
- *21. PROVIDE A HANDICAP ACCESSIBLE DRINKING FOUNTAIN.
- *22. PROVIDE A WIRE GLASS WINDOW IN ONE DOOR ON FIRST FLOOR. SIZE NOT TO EXCEED FIRE CODE MAXIMUM SIZE.
- *23. PROVIDE LOCKS ON ALL ROOM DOORS.
- *24. PAY PHONE BY TENANT.